

**TOWN OF ROCKY HILL  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING OF NOVEMBER 25, 2014**

**1. CALL TO ORDER**

Chairman Desai called the Tuesday, November 25, 2014, Special Meeting to order at 6:33 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman  
Victor Zarrilli, Secretary

Alternates: William O'Sullivan  
Mike Casasanta  
Arun Saluja

Also: Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO  
Glen Chalder, Planimetrics  
Eileen A. Knapp, Recording Secretary

**2. MEETING FACILITATOR - Glenn Chalder, Planimetrics**

**a. Conservation Strategies**

No discussion.

**b. Development Strategies**

The discussion this evening was on Policy Booklet #5, Development Strategies related to the future development of Rocky Hill.

- **Town Center Zone/Node:** Defining the most logical place for this zone, providing pedestrian,
- **Mixed uses:** Defining appropriate areas for mixed uses, shared parking options,
- **Managing the Silas Deane Hwy Corridor:** ways to create a pedestrian environment,
- **Cromwell Avenue Corridor:**
- **Waterfront Zone:** changing the Waterfront Zone by the Cromwell line to Business or Office Park, making it a Historic District
- **Glastonbury Avenue:** addition of sidewalks, streetscape enhancement, adaptive reuse,
- **Creation of 2 different Business Zones**
- **Brook Street:** Transitioning from business to residential zone.

- **Establishment of a Village District:** this district allows the Commission to have some aesthetic control in certain areas.
- **Town wide bicycle routes:** becoming a Bicycle Friendly Communities, accommodating bikes in right-of-ways, raised bike paths,
- **Architectural Review Advisory Board:** making it operate more efficiently
- **Residential Development Patters:** Concentrating on the extreme west and southwest portions of Town, incentives for single family homes of smaller sizes, consideration for a Residential Density Regulation,
- **Home Occupations:** Increase of people who want to work out of their homes creates a need for more Regulations,
- **Creating a definition of a household**
- **Parking Standards:** reevaluating parking requirements,
- **Changing the zoning designation for Town Parks:** future protection of Town owned land.
- **Establishment of PA490 Assessment Program**

Mr. Chalder said he is hoping to have the draft POCD ready in January. The public is still encouraged to submit photos that can be used in the new Plan.

#### **c. Infrastructures Strategies**

#### **d. Implementation Strategies**

### **3. PUBLIC COMMENTS ON THE Plan of Conservation and Development Update**

**Ms. Krista Mariner of 58 Farms Village Road** addressed the Commission. She asked the Commission to consider adding to the Waterfront District, as a special permit use, public and private recreation. This is an issue due to the proposed development of Tulisano Park, which is the Waterfront Zone. She is in favor of preserving Moser School, possibly as a Senior Center, Community Center, and Senior Housing. She is in favor of socially responsible development in Brook Street.

**Ms. Maureen Mullugh of 39 Riverview Road** said she is in support of the Town Center Zone in order to preserve the Town's character. She asked if the proposed Town Center Zone and Village District would include Glastonbury Avenue. Mr. Chalder said he thinks so, but he will be looking at these areas. She agrees that the Architectural Design Review Board does need revamping. The Commission needs to decide what kind of businesses they want going into the mixed-use zones.

Commissioner Zarrilli suggested looking at the creation of a Scenic Overlay Zone. Mr. Chalder said there is no clear legislative authority to do that but the POCD mapping does include locations of scenic views. This would allow the Commission to work with Applicant's to preserve these areas as the opportunities arise.

### **4. NEXT MEETING DATE**

The next meeting was scheduled for Tuesday December 9, 2014 at 6:30 p.m.

**5. ADJOURN**

**A MOTION was made by Commissioner Zarrilli to adjourn the meeting AT 8:59 p.m.  
Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED  
UNANIMOUSLY.**

Respectfully submitted,

Eileen A. Knapp  
Recording Secretary